

Minutes of the Boulevard Planning Group
Meeting held on March 6, 2007

RECEIVED

MAR 18 2008

The meeting was called to order at 7:05 PM. Members present: Marilyn Polen, Pat Stuart, Jeff McKernan, Donna Tisdale, Bill Parsons and Chris Noland. Members absent: Darlene Koczka (excused-ill). *The minutes for the February 7th meeting were approved: M/S: Polen/Stuart 6-0-0.* Correspondence was reviewed.

5A. COUNTY CODES ENFORCEMENT INFORMATION ONLY ITEM: Steven Murray, Codes Enforcement Supervisor, introduced Jorge Self the new codes enforcement officer assigned to our area. The El Cajon office was closed with operations moved to the Ruffin Road complex. Their phone number is 858-694-2705. They also have four new store fronts. Codes Enforcement is currently fully funded and staffed. Zoning regulations and other information is available on-line at www.sdcce.org. KIVA can pull up permits, GIS and maps. *No action was taken.*

5B. RURAL VILLAGE BOUNDARIES: Devon Muto, Chief, Department of Planning and Land Use and the General Plan Update, gave an overview of the general plan update process. Muto said they welcome public participation in the process, they have a new newsletter available via e-mail. They are still working on the environmentally superior map for the General Plan (GP) Update EIR. He displayed the Boulevard maps, including the village area where future growth should be directed. Frankie Smith complained that more commercial zoning is needed further out from the core area because current ownership of most commercial properties are held by just a few people. Smith also complained about overly burdensome and restrictive requirements for subdividing properties. Muto confirmed that pipelining is still in effect for the GP update. Property owners can attempt to beat the GP update clock, using the existing General Plan, but they face the risk of losing that investment if the GP is approved prior to their project getting final approval. Muto asked for planning group feedback on the rural village boundary. *No action was taken. It was agreed that the item would be placed on the April 3rd agenda for a vote.*

5C. LAND USE ELEMENT FOR GENERAL PLAN UPDATE: Prior to the meeting, Group members had the opportunity to review the Draft Land Use Element. The Group reviewed the comments drafted by Tisdale, point by point. The third bullet point was changed by replacing the word "Avoid" with "Disallow". The twelfth bullet point was changed to include language on sustainable green building codes, LEED. Another bullet point was added requesting a list of definitions for "Sensitive natural resources, habitat, etc." *A motion was made to send the comments, with changes, to the DPLU: M/S: Parsons/Noland: 6-0-0.*

5D. TRAIL SYSTEM POTENTIAL FOR BOULEVARD: MaryAnne Vancio, Parks and Rec Trails Coordinator, and Sue Waters, gave a brief overview of the program and what other communities have done. San Diego County's trails program was approved in 2005. Campo has a plan and the County is doing an update of trails master plan in the General Plan Update. They provided maps and information on the trails potential for Boulevard. Vancio said that some agreements are in place to use SDG&E utility roads for trails. Pathways can be requested along public roads. A trails program is needed to ensure that new developments make room for trails/pathways. The Chair noted that Boulevard did not have a trails program due to a lack of community interest/involvement when it was first offered. Several community members spoke up and expressed support and interest in working on creating a local trails program.

5E. SEMPRA'S BAJA WIND APPLICATION FOR PRESIDENTIAL PERMIT FOR CROSS-BORDER 500 KV LINE AT JACUMBA (DOE DOCKET NO. PP-334): The Chair gave an overview of the project and the proposed 1,250 MW La Rumarosa wind energy proposal that goes with it. Concern was expressed for the potential of the West-Wide Energy Corridor designation to lead to a future LNG or other fuel pipeline crossing in the area and the potential for more gas-fired power plants to be located across the border in Mexico similar to the those near Mexicali that do not have to comply with US regulations. The location is adjacent to the Jacumba Wilderness Area, protected Big Horn Sheep Habitat, and Quino Checkerspot Butterfly Habitat. Similar sensitive lands and wildlife will be impacted in Mexico's Sierra Juarez Mountains and the binational Los California's wildlife corridor. It was reported that SEMPRA had requested use of the Jacumba Senior Center for a community meeting.

6A. UPDATE ON SUNRISE POWERLINK HEARINGS: The Chair reported on the Public Utilities Commission's Public Participation Hearings at the County Administration Center and at Mtn. Empire High School on February 25th. More people showed up for the local hearing than showed up downtown, even with SDG&E's pro-Sunrise rally. The quality of the local testimony was really great and wide-ranging. It was reported that the PUC commissioner and the Administrative Law Judge made admiring and appreciative comments. SANDAG's Regional Working Group will be voting on the issue March 7th. The planning group needs to prepare DEIR/EIS comments to be submitted by the April 11th deadline.

6B. GOLDEN ACORN CASINO /HOTEL PROPOSED EXPANSION: The Chair reported that tribal leader, Michael Connolly, had stated in an opinion piece in the Alpine Sun (2-21-08) that the tribe has been in intense negotiations with the County over the response to public comments. This was new information. The Chair has asked the County to confirm and elaborate on those negotiations.

6C. CAMPO LANDFILL: The private developer, BLT Enterprises, has confirmed they are still active in the project and the Supplemental EIS has been further delayed. It is expected to be released for public comment in the spring or summer of 2008.

6D. GENERAL PLAN UPDATE: See comments for 5B and 5C above.

6E. BLM'S RESOURCE MANAGEMENT PLAN FOR EASTERN SAN DIEGO COUNTY: Ed Clark of PPM Energy informed the Chair that they had submitted a protest letter opposing the BLM's reduction of land zoned for wind energy from a potential 17,000 acres down to approximately 7,000 acres in the proposed Resource management Plan update. In response to remarks that made their way back to PPM, Clark sent an e-mail stating that they are not a utility and do not have the ability to take or use private property against the owner's wishes. Any private leases they purchase are secured through negotiations with the owner. They have initiated some discussions but no leases have been signed to date. Clark stated they are confident that they can get the northern access they need through tribal and private lands and confirmed they may need to cross Lansing's Big Country property.

6F. WEST-WIDE ENERGY CORRIDOR PROGRAMMATIC EIS: There is no new information available on this designation other than it is mentioned in the Sunrise Powerlink DEIS/EIR in relation to the proposed southern route alternatives including the I-8 and Modified Route D Alternatives.

6 H. LANSING COMPANIES: The Chair reported being contacted by Joe Sterling of Sterling Insights who said he had been brought in by Kevin Smith who was trying to get a 51% controlling interest in Lansings now 7,800 acres. Sterling wanted to hold local meetings at Tacos Mexicos. He was invited and encouraged to participate in our open community planning group meetings but called later to decline saying there had been a misunderstanding. Lansing was asked about Smith and Sterling, and also for a copy of the strongly worded letter he had reported his attorneys sent to the CPUC on Sunrise. He sent back a curt note saying that they had been working with CPUC board members and it would not be appropriate to make their counsel's letter public. He also said that matters between him and Smith were private. The County confirmed that Lansing and friends had come in (March 3) to discuss their plans which are vague. Lansing wants 2 du/acre and a special planning area, wants to invigorate the village area and said the GP Update is flawed. He told the county he has community support but not the Planning Group's. Lansing said he now has control over 7,800 acres under his control and is looking at several thousand more. The County told Lansing he can bring the project to them several ways: PAA, GPA, GPA Special Study Overlay. Neither the County nor Lansing made commitments. The County stated that Lansing's plans appeared unrealistic based on groundwater limitations. Lansing reportedly said that his consultants have assured him that there is abundant water.

7. PUBLIC COMMENT ON NON-AGENDA ITEMS: There was no further comment.

8.ADJOURNMENT: The meeting was adjourned at 8:55 PM

Minutes submitted by: _____ Donna Tisdale, Chair 3-17-08